

Salem City Council Meeting will also be held electronically, using the Zoom program.
If you would like to participate, please call the city offices (801-423-2770) or email
(salemcity@salemcity.org) before 5:00 p.m. on Wednesday, February 15th to request the link.

DATE: February 15, 2023 (City Council Chamber 30 West 100 South)

5:00 p.m. Work Session

1. New Salem Master Planned Development (1 Hour)
2. Viridian Farms PID (1 Hour)
3. Agenda Items Discussion

7:00 p.m. AGENDA – REGULAR COUNCIL MEETING

1. Volunteer Motivational/Inspirational Message
2. Invitation to Say Pledge of Allegiance
3. Youth Council Report
4. SF / Salem Chamber Report
5. City Council Appointments
 - a. Planning and Zoning Commission
 - b. Library Board
6. Public Hearing
 - a. Salem City Fire/EMS Building Property R-15 to P-F Zone Change (Approx. 750 N 200 E)
 - b. General Plan Amendment (Moderate Income Housing)
7. Decision: Salem City Fire/EMS Building Property R-15 to P-F Zone Change (Approx. 750 N 200 E)
8. Decision: General Plan Amendment (Moderate Income Housing)
9. Citizen Request: Zoning Code Text Amendment (Matt & Brittany Tanner and Dustin Grady)
10. Decision: Surplus of City Vehicles
 - a. Recreation Truck
 - b. City Office Explorer
11. Decision: MOU Between Utah Department of Workforce Services and Salem City Heat Water Assistance
12. Decision: Fire & Ambulance Interlocal Agreement with Utah County February 2023
13. Decision: Police Vehicles & Equipment Purchase
14. Decision: Award Bid for Fire/EMS Building Construction Management/General Contractor
15. Decision: Hansen Allen and Luce Proposed Update and Scope of Work to the Water Master Plan and Impact Fee Plan
16. Decision: Donation Contract and Grant of Easement with the United States Department of the Interior for the CUP Pipeline (Contract #23-LA-40-0020 & 23-LA-40-0030)

In compliance with the A.D.A., individuals needing special accommodations during this meeting should notify the Salem City Office at 30 W. 100 S. or call (801)423-2770 at least three working days prior to meeting.

17. Decision: Minutes of February 1, 2023

18. Decision: Bills for Payment

DIRECTORS REPORTS

19. Chief Brad James, Public Safety Director

20. Steve Cox, Building Official Director

21. Attorney Walter Bird

22. Jeffrey Nielson, City Finance Director

23. Matt Marziale, Public Works/Recreation Director

24. Adam Clements, Electrical Director

25. Bruce Ward, Manager/Engineering

26. John Bowcut, Fiber Director

COUNCIL REPORTS

27. Mayor Kurt L Christensen

a. Finances / Budget

b. City Employees

c. Miss Salem

d. UMPA Report

e. Public Safety

28. Councilman Kelly Peterson

a. Power Report

b. SUVPS Report

c. Fiber Report

29. Councilwoman Cristy Simons

a. Parks & Recreation

b. Green Waste

c. Youth Council

d. Salem Business Lunch Network

30. Councilman Seth Sorensen

a. Water (Primary & Secondary)

b. Mt Nebo & SUVMWA

c. Chamber of Commerce

31. Councilwoman Delys Snyder

a. Solid Waste/Recycling

b. Senior Lunch

c. Library

32. Councilman Tim De Graw

a. Sewer

b. Storm Drain

c. Roads & Trails

33. CLOSED SESSION -The Salem City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation; the purchase, exchange, or lease of real property or water; or to discuss the character, professional competence or physical or mental health of an individual as provided by Utah Code Annotated §52-4-205.

Please Note: If you have an item that you would like to have discussed before the City Council, please fill out a request form, which is available online at salemcity.org or at the City Office, and return it to the City Office by 5:00 p.m. the Thursday prior to the meeting you would like to attend.

In compliance with the A.D.A., individuals needing special accommodations during this meeting should notify the Salem City Office at 30 W. 100 S. or call (801)423-2770 at least three working days prior to meeting.

Minutes of the Salem City Council Meeting held on February 15, 2023, in the Salem City Council Chambers.

Work Session: 5:00 p.m.

1. NEW SALEM MASTER PLANNED DEVELOPMENT (1 HOUR)

Brad Robbins representing Sunrise Engineering talked about what was discussed during the last City Council meeting concerning the New Salem Area. The City Council suggested the following adjustments to the New Salem Area Plan last City Council: remove area 8 completely, add a strip of commercial zoning along the frontage of Mt. Loafer Parkway, replace area 4's with area 3's, and replace one of the current area 4's to an area 2. Brad Robbins showed a draft map of what the New Salem Area Plan would look like if the proposed changes were executed. Bruce Ward mentioned that Boyd Brown (developer of the New Salem Master Planned Development) was informed about the potential change to the New Salem Area Plan last Friday. Bruce Ward mentioned that Boyd Brown would like to present the revised New Salem Master Planned Development before a change to the New Salem Area Plan is pursued. Boyd Brown proceeded to present the proposed New Salem Master Planned Development. Boyd Brown mentioned that the City Council wanted to see more commercial area in the New Salem Master Planned Development. Boyd Brown proceeded to show the City Council additional commercial area along Mt. Loafer Parkway and by the roundabout north of Arrowhead Park. Mayor Christensen stated that the City Council is concerned that the New Salem Area Plan map does not reflect a diverse development. The City Council does not want to see a development with 80 acres straight of high-density housing in the New Salem Area. Councilperson Sorensen talked about density earnings under the master planned development zone. A development within the master planned development zone begins with the least amount of density allowed. Density is earned within the master planned development zone through providing benefits/amenities for the development. Councilperson Sorensen believes that the current amenities within the New Salem Master Planned Development does not allow the development to receive any increase in density. Boyd Brown mentioned that they are not planning on constructing 80 acres straight of high-density housing in the New Salem Master Planned Development. There was discussion about area 8 (flex zone residential and/or commercial development) in the New Salem Area Plan. The City Council believed that area 8 within the New Salem Area Plan would be constructed last. The purpose of area 8 being constructed last would allow the market to dictate what would be constructed in area 8. The developers first presentation of the New Salem Master Planned Development showed area 8 as all residential development. The City Council would like to designate commercial areas within area 8 to make sure commercial is developed along Mt. Loafer Parkway. The developers believe that commercial development is not needed along Mt. Loafer Parkway. Matt Loveland (developer representing Woodside Homes) wanted to know why the City Council believes that commercial property is needed along Mt. Loafer Parkway. Councilperson Sorensen stated that Mt. Loafer Parkway will be the I-215 (major collector road) for south Utah County. Councilperson Sorensen believes that commercial development along Mt. Loafer Parkway will benefit Salem City tremendously. Boyd Brown stated that having a 300-foot-wide strip of commercial property along Mt. Loafer Parkway is a poor commercial design. Boyd Brown believes that commercial property nodes should be made at the intersections along Mt.

Loafer Parkway. Mayor Christensen asked the developers if they planned to build residential housing along the Mt. Loafer Parkway corridor. Boyd Brown stated that they plan to build residential along the Mt. Loafer Parkway corridor. Boyd Brown mentioned that the residential development along Mt. Loafer Parkway will help with the infrastructure lift (cost) for the area. Matt Loveland stated that they need the residential development along Mt. Loafer Parkway to support the commercial development along SR-164. Matt Loveland and Boyd Brown stated that they need to find common ground with the City Council for the New Salem Master Planned Development. Mayor Christensen is concerned about the development not having a diversity of product. Matt Loveland believes that the New Salem Master Planned Development should have a diversity of product. Matt Loveland mentioned that there is no area within the New Salem Master Planned Development that contains 80 acres of straight high-density housing. Councilperson Sorensen wanted to know where the amenities are located at in the development. Matt Loveland stated that there will be two parks in every pod (block) within the development. Matt Loveland mentioned that the trail system will interconnect with the parks throughout the development. Matt Loveland stated that a person will be no longer than a three-minute walk away from a park at any location in the development. It was mentioned that most of the parks within the development will be owned by an HOA. Councilperson Sorensen believes that the amenities to units ratio is out of whack. Councilperson Sorensen believes that more amenities should be added to the development. Councilperson Simons wanted to know if there was pickle ball courts planned for the development. Boyd Brown stated that they have designed pickle ball courts to be included in the apartment complex design. Matt Loveland asked the City Council what type of amenities they would like to see in the development. Councilperson Simons would like to see pickle ball courts and dog parks in the development. Councilperson Sorensen wants to see a unique playground constructed in the development. Councilperson Sorensen stated that there are examples of unique playgrounds in Spanish Fork and Sandy. Councilperson Sorensen wants to see unique/creative amenities throughout the development. Councilperson De Graw likes the direction the developer is heading with the development's amenities. Councilperson De Graw suggested that mile markers and pull outs with informational plaques about the nature could be added to the trails. Councilperson De Graw believes that static exercise equipment could be added to the parks and trails. Councilperson De Graw would like to see a rideable development. A rideable development would include bike trails, lanes, and racks. Councilperson De Graw believes that the trails within the development should have internal and external connectivity. Matt Loveland likes the informational plaque idea from Councilperson De Graw. Boyd Brown stated that the static exercise equipment within the development is a good idea. Councilperson De Graw mentioned that the Salem Pond wildlife theme for the parks is a great idea. The conversation shifted towards the New Salem Area Plan zoning map. Councilperson Sorensen mentioned that the City Council wants to move area 4 to area 3 because of public safety concerns. The city would need to get new equipment (ladder truck/etc.) to provide public safety services to the future residents. The City Council is concerned that 6 story buildings could be built in the development. Boyd Brown mentioned that they are not going to build any unit over 4 stories. Bruce Ward reminded the group that the property for the development is not properly zoned. Bruce Ward mentioned that the density of the development will be negotiated with the development agreement. Boyd Brown stated that they are looking to create a PID for the infrastructure lift. Bruce Ward believes that a PID for a commercial area is a great idea to fund the infrastructure lift in the area. Bruce Ward and Mayor Christensen

like the idea of having nodes of commercial property at the intersections of the Mt. Loafer Parkway Road. Councilperson Sorensen is not against having apartment complexes in the development. Councilperson Sorensen wants to make sure that the people living in the apartment complexes have sufficient amenities.

2. VIRIDIAN FARMS PID (1 HOUR)

Scott Bishop representing DR Horton addressed the City Council about the Viridian Farms Development. Scott Bishop asked the City Council if there were any questions the City Council had about the Viridian Farms development. Councilperson Snyder asked Scott Bishop what the time frame was for home construction in the Viridian Farms development. Scott Bishop stated that they are planning to start construction on the first home in about a year. Scott Bishop mentioned that DR Horton is wanting to create a PID (Public Infrastructure District) for the Viridian Farms development. The DR Horton team has come to City Council tonight to answer any questions about the potential Viridian Farms PID. Scott Bishop stated that a PID will assist with construction cost of amenities and infrastructure for the development. The City Council wants to make sure that the homeowners will be notified about the PID. Scott Bishop mentioned that the homeowners will be notified of the PID on multiple occasions before and during homeownership within the PID. The City Council is concerned where reimbursement money from the city will go with the creation of a PID. It was mentioned that the reimbursement money from the city will be used to pay back the PID amount and will not go to the developer. Scott Bishop mentioned that the tax levy for the PID will not exceed five mills. Mayor Christensen wanted to know if the PID would be for the whole Viridian Farms property. Scott Bishop stated that they are seeking approval for one PID which has three separate PIDS within the one PID. The three separate PIDS would be separated by subdivision phases. Bruce Ward wanted to know how the three PIDS within one PID concept worked. Matt Ence stated that the three PIDS would be mirror images of each other and will fund separate parts of the project. The developer is responsible for making sure the mill levy rate is the same for all three PIDS. Having separate PIDS gives the developer flexibility to trigger money for improvements when needed. Randy Larson (Salem City Legal Counsel) mentioned that three PIDS can be in place within one PID. It was mentioned that the master PID will have annexation boundaries for the three PID locations. The PIDS will be created and annexed into the master PID when needed. The property owners of the annexation area will need to consent for the PID to be annexed into the master PID. Councilperson Simons is concerned about the homeowners not being informed about the PID. It was mentioned that the PID agreement with the developer and city will require homeowners to be noticed about the PID before and during homeownership. Scott Bishop stated that the creation of PIDS is a funding mechanism for developers. Bruce Ward stated that there needs to be further discussion about impact fees when a PID is created for utilities. It was mentioned that the PID will dissolve after 30 years of use. Randy Larson stated that the PID will be dissolved when the loan is paid back or the 30 year time frame expires. Randy Larson stated that PIDS rarely last for 30 years. Councilperson Snyder believes that the creation of PIDS is unfair to homeowners. Scott Bishop stated that the mill levy rate will set at the lowest rate possible. Bruce Ward wanted to know what the path forward was for the Viridian Farms PID. Matt Ence stated that a governing document for the PID needs to be created. The governing document will outline the ground rules for the PID. Scott Bishop mentioned that a draft

document of the PID was submitted to the city this week. When the draft document is reviewed/revised the City Council will make an official decision on the PID. Matt Ence created the draft PID document, the Salem City legal counsel will be reviewing/revising the draft document. Scott Bishop mentioned that there will be more work sessions about the draft PID before the City Council makes an official decision on the document.

3. AGENDA ITEMS DISCUSSION

There was no discussion about this agenda item during the City Council work session.

MEETING CONVENED AT: 7:00 p.m.

CONDUCTING: Mayor Kurt L Christensen

COUNCIL PRESENT:

Mayor Kurt L Christensen
Councilperson Seth Sorensen
Councilperson Delys Snyder
Councilperson Tim De Graw
Councilperson Cristy Simons
Councilperson Kelly Peterson

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Walter Bird, City Attorney
Chief Brad James, Police Chief
Matt Marziale, PW/Recreation
Bruce Ward, Manager/City Engineer
Steve Cox, Building Dept.
John Bowcut, Fiber Director
Cody Young

OTHERS PRESENT

Please See Attached Document at Bottom

1. VOLUNTEER MOTIVATIONAL/INSPIRATIONAL MESSAGE

Mayor Christensen asked if anyone would like to give a motivational or inspirational message. Walter Bird stated he would like to offer a motivational message in the form of a prayer.

2. INVITATION TO SAY PLEDGE OF ALLEGIANCE

Cody Young invited those who wish to participate, to stand and say the pledge of allegiance with him. He then led the pledge of allegiance for those who wanted to participate.

3. YOUTH COUNCIL

Nobody was present from the Youth Council at tonight's meeting. Mayor Christensen mentioned that the recent senior dinner went well.

4. SF/SALEM CHAMBER OF COMMERCE

Kathleen Leavitt from the chamber of commerce addressed the City Council. Kathleen Leavitt mentioned that the new logo for the SF/Salem Chamber of Commerce was approved and created. Kathleen Leavitt gave the City Council stickers of the new SF/Salem Chamber of Commerce logo. Councilperson De Graw thanked Kathleen Leavitt for her involvement in Salem City with the SF/Salem Chamber of Commerce.

5. CITY COUNCIL APPOINTMENTS

a. PLANNING AND ZONING COMMISSION

Mayor Christensen stated that Jim Simons has been released from the Planning and Zoning Commission. Craig Sacco will be replacing Jim Simons in the Planning and Zoning Commission. Craig Sacco stated that he has lived in Salem for 34 years. Craig Sacco is excited to serve on the Planning and Zoning Commission.

Mayor Christensen asked for a motion for the appointment of a new Planning and Zoning Commission.

MOTION BY: Councilperson Peterson made a motion to release Jim Simons from the Planning and Zoning Commission and appoint Craig Sacco to the Planning and Zoning Commission.

SECONDED BY: Councilperson Simons seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

b. LIBRARY BOARD

Karrie Burnham from the library department mentioned that Sam Creek has been recommended to the library board. Sam Creek stated that he is originally from the pacific northwest. Sam Creek mentioned that the Salem library is a great program.

Mayor Christensen asked for a motion for the appointment of a new member for the library board.

MOTION BY: Councilperson Snyder made a motion to appoint Sam Creek to the library board.

SECONDED BY: Councilperson Sorensen seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

6. PUBLIC HEARING

Mayor Christensen asked for a motion to open public hearing.

MOTION BY: Councilperson Sorensen made a motion to open public hearing.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

a. SALEM CITY FIRE/EMS BUILDING PROPERTY R-15 TO P-F ZONE CHANGE (APPROX. 750 N 200 E)

Bruce Ward stated that the city is proposing an R-15 (residential) to P-F (public facilities) zone change on the property located at approximately 750 N 200 E. Bruce Ward stated that the purpose of the zone change is to allow the construction of a new Fire/EMS Station

Building. The Planning and Zoning Commission recommended approval of the proposed zone change.

Bill Burke asked what the current Fire/EMS Station area will be used for when the new building is built. Mayor Christensen stated that the current Fire/EMS Station will be remodeled for the purpose of City office use.

b. GENERAL PLAN AMENDMENT (MODERATE INCOME HOUSING)

Walter Bird stated that recent legislative action has prompted the city to adjust the moderate-income housing portion of the General Plan. The amendment to moderate income housing was shown. Walter Bird mentioned that city goals and status elements have been added to the proposed moderate income housing amendment. Walter Bird stated that the only action item adjusted was item number four on the document. The Planning and Zoning Commission recommended approval of the moderate-income housing general plan amendment.

Bill Burke asked if the City Council would be more lenient on affordable housing because of the recent legislative action. Mayor Christensen stated that the city will not be more lenient on affordable housing because of the recent legislative action. Mayor Christensen believes that the recent legislative action is an attempt to solve the current housing price inflation around the state.

Mayor Christensen asked for a motion to close public hearing.

MOTION BY: Councilperson Sorensen made a motion to open public hearing.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

7. DECISION: SALEM CITY FIRE/EMS BUILDING PROPERTY R-15 TO P-F ZONE CHANGE (APPROX. 750 N 200 E)

Mayor Christensen asked for a motion for the Salem City Fire/EMS building property R-15 to P-F zone change located at approximately 750 N 200 E.

MOTION BY: Councilperson Peterson made a motion to approve the Salem City Fire/EMS building property R-15 to P-F zone change located at approximately 750 N 200 E.

SECONDED BY: Councilperson Sorensen seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

8. DECISION: GENERAL PLAN AMENDMENT (MODERATE INCOME HOUSING)

Mayor Christensen asked for a motion for the Moderate-Income Housing General Plan Amendment

MOTION BY: Councilperson Snyder made a motion to approve the Moderate-Income Housing General Plan Amendment.

SECONDED BY: Councilperson Simons seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

9. CITIZEN REQUEST: ZONING CODE TEXT AMENDMENT (MATT & BRITTANY TANNER AND DUSTIN GRADY)

Dustin Grady addressed the City Council about a potential zoning code text amendment. Dustin Grady's late grandparents lived in the home located at 198 S 100 E. The family of the late grandparents would like to preserve the home located at 198 S 100 E. Dustin Grady asked the City Council if it would be possible to rezone the property at 198 S 100 E to allow a bed and breakfast and/or wedding reception venue. The City Council was concerned about providing adequate parking on the property for a reception venue. Steve Cox mentioned that the existing home on the property would need to meet fire code regulations if it was utilized as a reception venue. Councilperson Snyder and Councilperson De Graw like the idea of preserving the historic building. Councilperson Sorensen believes that a bed and breakfast use is a good idea for the property. Councilperson Sorensen does not like the idea of having a reception center on the property. Walter Bird stated that the R-8 zone allows bread and breakfast homes as a use. Walter Bird stated that the property would need to be zoned commercial to allow a reception venue on the property. Councilperson Peterson believes that the bread and breakfast idea would be a good option for the property. Matt Marziale stated that street parking will not be allowed if a bread and breakfast use is permitted on the property. Street parking will not be allowed because the city does not want cars to get in the way of snowplows.

10. DECISION: SURPLUS OF CITY VEHICLES

a. Recreation Truck

Matt Marziale stated that two city vehicles are needing surplussing. The two vehicles are old and have mechanical issues.

Mayor Christensen asked for a motion to surplus city vehicles.

MOTION BY: Councilperson Sorensen made a motion to approve the surplussing of the following vehicles. 2004 Ford F150 – Vin # 1FTPW14564FA21723, 2013 Ford Explorer – Vin # 1FM5K8AR0DGA34041.

SECONDED BY: Councilperson De Graw seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

b. City Office Explorer

Matt Marziale stated that two city vehicles are needing surplussing. The two vehicles are old and have mechanical issues.

Mayor Christensen asked for a motion to surplus city vehicles.

MOTION BY: Councilperson Sorensen made a motion to approve the surplussing of the following vehicles. 2004 Ford F150 – Vin # 1F7TPW14564FA21723, 2013 Ford Explorer – Vin # 1FM5K8AR0DGA34041.

SECONDED BY: Councilperson De Graw seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

11. DECISION: MOU BETWEEN UTAH DEPARTMENT OF WORKFORCE SERVICES AND SALEM CITY HEAT WATER ASSISTANCE

Jeff Nielson stated that the agreement allows the Utah Department of Workforce Services to assist in paying for resident's utility bills.

Mayor Christensen asked for a motion for the MOU between Utah Department of Workforce Services and Salem City Heat Water Assistance.

MOTION BY: Councilperson De Graw made a motion to approve the MOU between Utah Department of Workforce Services and Salem City Heat Water Assistance.

SECONDED BY: Councilperson Sorensen seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

12. DECISION: FIRE & AMBULANCE INTERLOCAL AGREEMENT WITH UTAH COUNTY FEBRUARY 2023

Walter Bird stated that the agreement allows Salem City Fire/EMS to provide services to County areas near Salem City. The city is entitled to cover their own calls before providing services to the County. Chief James stated that the agreement allows the City to bill the County for services. Walter Bird and Chief Brad James have reviewed the agreement and recommend approval of the agreement.

Mayor Christensen asked for a motion for the fire & ambulance interlocal agreement with Utah County February 2023.

MOTION BY: Councilperson Simons made a motion to approve the fire & ambulance interlocal agreement with Utah County February 2023.

SECONDED BY: Councilperson De Graw seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

13. DECISION: POLICE VEHICLES & EQUIPMENT PURCHASE

Chief Brad James stated that the city is looking to get away from using leased vehicles. Chief Brad James mentioned that not using leased vehicles will allow the city to make profit off of selling vehicles. Chief Brad James had bids to purchase two trucks for the police department. Chief Brad James stated that install of emergency equipment within the vehicles will cost an extra \$3,648.00 per vehicle. The purchase of the vehicles would allow the police department to end its contractual agreement this year with the leasing company.

Mayor Christensen asked for a motion for the police vehicles and equipment purchase.

MOTION BY: Councilperson Sorensen made a motion to approve the purchase of police vehicles and equipment in the following amounts. 2022 F150 \$52,981.20, 2022 F-150 52,204.58, emergency equipment upgrade 2022 F150 \$ 3,648.00, emergency equipment upgrade 2022 F150 \$ 3,648.00, and mobile Motorola radio \$4,000.00.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

14. DECISION: AWARD BID FOR FIRE/EMS BUILDING CONSTRUCTION MANAGEMENT/GENERAL CONTRACTOR

Chief Brad James stated that RFQ's were put out recently for the construction management/general contractor for the Fire/EMS Building. The city interviewed three of the nine companies that submitted bids. The city is recommending Warner Construction to be approved for the construction management/general contractor for the Fire/EMS Building construction. Warren Construction is local and has a great reputation throughout the area.

Mayor Christensen asked for a motion to award bid for Fire/EMS building construction management/general contractor.

MOTION BY: Councilperson Sorensen made a motion to award bid for Fire/EMS building construction management/general contractor to Warren Construction

SECONDED BY: Councilperson Simons seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

15. DECISION: HANSEN ALLEN AND LUCE PROPOSED UPDATE AND SCOPE OF WORK TO THE WATER MASTER PLAN IMPACT FEE PLAN

Bruce Ward stated that an update to the water master plan and impact fee is needed. Hansen Allen & Luce has offered to preform a water master plan and impact fee update. Bruce Ward

stated that impact fees will pay Hansen Allen & Luce for the update to the water master plan and impact fee.

Mayor Christensen asked for a motion for Hansen Allen and Luce's proposed update and scope of work to the water master plan impact fee plan.

MOTION BY: Councilperson Snyder made a motion to approve the Hansen Allen and Luce proposed update and scope of work to the water master plan impact fee plan.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

16. DECISION: DONATION CONTRACT AND GRANT OF EASEMENT WITH THE UNITED STATES DEPARTMENT OF THE INTERIOR FOR THE CUP PIPELINE (CONTRACT #23-LA-40-0020 & 23-LA-40-0030)

Bruce Ward stated that the easements are for the CUWCD Salem Canal Project. Bruce Ward explained where both easements were located.

Mayor Christensen asked for a motion for the donation contract and grant of easement with the United States department of the interior for the cup pipeline (contract # 23-la-40-0020 & 23-la-40-0030)

MOTION BY: Councilperson Sorensen made a motion to approve the donation contract and grant of easement with the United States department of the interior for the cup pipeline (contract # 23-la-40-0020 & 23-la-40-0030)

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

17. DECISION: MINTUES OF FEBRUARY 1, 2023

Mayor Christensen asked for a motion for the minutes of February 1, 2023.

MOTION BY: Councilperson Simons made a motion to approve the minutes of February 1, 2023.

SECONDED BY: Councilperson Peterson seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

18. DECISION: BILLS FOR PAYMENT

Mayor Christensen asked for a motion for the bills for payment.

AMOUNT: \$1,018,304.52

MOTION BY: Councilperson Sorensen made a motion to approve the bills for payment in the amount of \$1,018,304.52.

SECONDED BY: Councilperson Simons seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

STAFF REPORTS

19. CHIEF BRAD JAMES, PUBLIC SAFETY DIRECTOR

Chief Brad James thanked Karen Boothe and Chief Ealy for making time to help design the new Fire/EMS Building.

20. STEVE COX, BUILDING OFFICIAL DIRECTOR

Steve Cox gave a report on the recent conference about potential legislative actions. The legislators are looking to creating an ADU (Accessory Dwelling Unit) law. The legislators are looking to implement road width restrictions and city review time frame shortening.

21. ATTORNEY WALTER BIRD

Walter Bird has nothing to add to tonight's meeting.

22. JEFFREY NIELSON, CITY FINANCE DIRECTOR/CITY RECORDER

Jeff Nielson stated that the current city computer server is need of an upgrade. The upgrade is needed because the computers connected to the server are having problems. Jeff Nielson stated that the city is going to work towards upgrading the computer server.

23. MATT MARZIALE, RECREATION/PUBLIC WORKS DIRECTOR

Matt Marziale stated that work on Cole Park has commenced. The splash pad will be installed at Cole Park soon. Matt Marziale stated that all of the meters for the PI systems are almost installed. Matt Marziale stated that they will be talking about changing the PI rate soon with the City Council.

24. ADAM CLEMENTS, ELECTRICAL DIRECTOR

Not present at tonight's meeting.

25. BRUCE WARD, MANAGER/ENGINEERING

Bruce Ward had nothing to add to tonight's meeting.

26. JOHN BOWCUT, FIBER DIRECTOR

John Bowcut stated that the fiber department has 943 customers. John Bowcut is looking to implement an AI secretary for the fiber department.

COUNCIL REPORTS

27. MAYOR KURT L. CHRISTENSEN

Mayor Christensen mentioned that they have been working with Stokes to submit a site plan for an Ace Hardware. The Ace Hardware is planned to be located on the same property as Stokes.

28. COUNCILPERSON KELLY PETERSON

Councilperson Peterson reminded the City Council to sign up for the UMPA Conference.

29. COUNCILPERSON CRISTY SIMONS

Councilperson Simons stated that they are looking to build up the business network in Salem. There will be a meeting on March 20, 2023, about building business network. All business owners in Salem will be invited to the March 20, 2023, meeting.

30. COUNCILPERSON SETH SORENSEN

Councilperson Sorensen had nothing to add to tonight's meeting.

31. COUNCILPERSON DELYS SNYDER

Councilperson Snyder received an email from a resident about water usage. The resident is claiming that the city is charging for water usage she has not used. The city verified that the water meter on the property is properly working. Jeff Nielson mentioned a few action items that could be taken by the city to address this situation. Jeff Nielson stated that he is going to offer the resident to pay half of the usage bill and the city will pay the other half.

32. COUNCILPERSON TIM DE GRAW

Councilperson De Graw mentioned that the sewer plant is running efficient. If the residents have any questions about road closures for the CUWCD Salem Canal Project, they can subscribe to the project's email. The project's email will send email updates of active road closure location/information.

33. CLOSED SESSION

Mayor Christensen asked for a motion to enter closed session for the purpose of potential litigation.

MOTION BY: Councilperson Peterson made a motion to enter closed session for the purpose of potential litigation.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

Mayor Christensen asked for a motion to close closed session.

MOTION BY: Councilperson Peterson made a motion to close closed session.

SECONDED BY: Councilperson Snyder seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

ADJOURN CITY COUNCIL MEETING

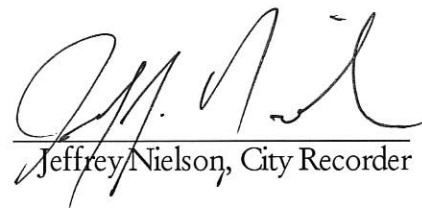
Mayor Christensen asked for a motion to adjourn.

MOTION BY: Councilperson Peterson made a motion to adjourn.

SECONDED BY: Councilperson Sorensen seconded the motion.

VOTE: Councilperson De Graw; Aye, Councilperson Peterson; Aye, Councilperson Simons; Aye, Councilperson Snyder; Aye, Councilperson Sorensen; Aye, (5 Ayes)

MEETING ADJOURNED AT: 9:00 p.m.



Jeffrey Nielson, City Recorder

Salem City Council Attendance Record
For City Council Meeting held on February 15, 2023

	Please Print Name	Please Sign Name
1	TROY Williams	Troy Williams
2	PARKER MCGARVEY	Parker McGarvey
3	JEFF JACKSON	Jeff Jackson
4	Reed Snow	Reed Snow
5	Eric Allen	Eric Allen
6	Matt Loulund	Matt Loulund
7	HUNTER HOBBS	Hunter Hobbs
8	Bruce Robbins	Bruce Robbins
9	BOB BROWN	Bob Brown
10	JONATHAN WARD	Jonathan Ward
11	Ryan Poulsen	Ryan Poulsen
12	RANDY LARSEN	Randy Larsen
13	TOM WYNN	Tom Wynn
14	Craig Sacco	Craig Sacco
15	Craig Smith	Craig Smith
16	Jeff Stephenson	Jeff Stephenson
17	Matt Ence	Matt Ence
18	EVAN KIST	Evan Kist
19	Scott Bishop	Scott Bishop
20	Rob Hartshorn	Rob Hartshorn
21	William Burk	William Burk
22	Lisa Webster	Lisa Webster
23	Karen Boothe	Karen Boothe
24	Kerry Burnham	Kerry Burnham
25	Julien Miller	UVHBA
26	Ryan Thornton	Ryan Thornton
27	Josie Riley	Josie Riley
28	Laurie Sacco	Laurie Sacco
29	Dustin Grady	Dustin Grady
30	Kathleen Leavitt	Kathleen Leavitt